

## **MEETING RECORD**

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 27, 2006, 8:00 a.m., Room 206, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS AND OTHERS IN ATTENDANCE:**

<b>Members:</b>	Jim Hewitt, Tom Laging, V.J. Nelson, Patrick O'Donnell, Jeff Searcy and Kim Todd. Karen Kilgarin absent.
<b>Others:</b>	Tom Young (Design Associates); Scott Sullivan and Trevor Hull (Erickson Sullivan); Lynn Johnson and Jerry Shorney (Parks and Recreation); Bob Ripley (Capitol Administration); Ed Zimmer and Michele Abendroth (Planning Department).

**STATED PURPOSE OF MEETING:** Regular Meeting of the Nebraska Capitol Environs Commission

Chair Searcy called the meeting to order at 8:01 a.m.

### **Approval of meeting notes of March 23, 2006**

Laging moved approval of the March 23, 2006 meeting notes, seconded by Hewitt. Motion carried 5-0. Hewitt, Laging, Nelson, O'Donnell and Searcy voting 'yes'; Kilgarin and Todd absent.

Todd arrived immediately following this vote.

### **Certificate of Appropriateness for demolition near 17<sup>th</sup> and J Streets in the Capitol Environs District on part of Lots 4 and 5, Block 1, Kennards Addition ("The Hampton" at 1717 J St.)**

Ripley stated that the most significant points of this property and its significance to the future development of the east access of the capitol for the realignment of J Street are reasonably well-known. The apartment is a 1920's vintage style apartment. The State purchased the property specifically for environs development in the future, and they are in hopes of purchasing the neighboring corner property so they can have a continuous half block strip of property along J Street. The State was unsuccessful with two prospective buyers expressing interest in potentially moving the building; therefore they are requesting demolition of this property. It is a six-plex and was not in great shape when they purchased it. They have salvaged everything they could.

Laging moved approval of the project, seconded by Todd. Motion carried 6-0. Hewitt, Laging, Nelson, O'Donnell, Searcy and Todd voting 'yes'; Kilgarin absent.

Zimmer noted that there has been discussion of demolition of the Juliet Apartments to the south of this building but no application has been received.

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**Preliminary design discussion of “14 & Q Coffee,” SE corner of 14<sup>th</sup> and Q Streets (Tom Young, Design Associates)**

Tom Young, architect for the project, stated that the owners of Amigos want to build a coffee shop on 14 & Q Street, next to Amigos. On the corner, they want to build a narrow building with a drive-through and sidewalk seating in front. The arrangement of the drive-through basically dictates how the inside will be designed. He noted that the traffic plan has been approved by Traffic Engineering. The signage will be in the brick on the front. They will provide landscaping and trees.

Zimmer stated that although this item cannot be voted upon today as it was not advertised, he encouraged the owners to come to the Commission to show the preliminary plans.

Young stated that the owners would like to have this business ready to open by August. But since the Commission cannot vote today, they are hoping to get feedback and any potential concerns of the Commissioners.

Hewitt stated that he feels it is infinitely better to have something there rather than a parking lot. He has no problem with the general idea of this project.

Todd stated that she feels the awnings and landscaping are critical. Ripley agreed and added that the curb cut should be removed where the tree is and continue the tree line along the street to help anchor the corner.

Zimmer asked if everyone entering the front door needs to come through the length of the sidewalk café area. Young stated that they could add a gate near the entrance.

This item will be brought to the Commission next month for action.

**Design discussion, J Street Bridge at Antelope Creek near Capitol Parkway and S. 24<sup>th</sup> Street (Scott Sullivan for Antelope Valley Project)**

Sullivan began by presenting a rendering of the bridges at P and Q Streets. He stated that Antelope Valley has a series of bridges. The southernmost one is at J Street and the last (northernmost) one is at Military Road. They looked at several design options for the bridges. Ultimately, they decided all the bridges should be consistent except possibly the J Street bridge as it is the corridor to the capitol. He noted that on the northeast corner, because of the way the street is configured, Olsson Associates is proposing that the bridge edge have a radius to it before it reach the canted abutment. On the previous bridges, there is a concrete wall between the pedestrian walkway and the street. On this particular bridge, the engineers want the wall to be back at the bridge edge.

Ripley asked if any thought has been given to the idea of moving the proposed alignment of the bridge's curb line on the south edge of J Street further south. This would eliminate the current jog in J Street immediately west of the present bridge and help align J Street more to the east centerline of the Capitol. The current bridge is very wide compared to the roadway, and there is a considerable public sidewalk between the edge of the bridge and the curb line. If that could be moved, there could be better alignment and the jog could be taken out.

Todd stated that it seems foolish not to have a barrier between pedestrians and vehicles. She further stated support for the realignment of the south curb of the new bridge to eliminate the current job in the south curb of J Street immediately west of the bridge. Todd also noted that a re-evaluation of the mall design north of Lincoln High School should also be undertaken to reinforce this axial alignment of J Street to the Capitol. This mall redesign was also supported by Laging.

Sullivan stated that they need to decide if the abutment design should be changed to be more reminiscent of the capitol. He needs to be convinced that the relationship of this bridge relative to the capitol has more applicability than the bridges to the north. Ripley stated that visually most people would not be able to point out differences between the bridges. We think of them as one series because of the project. Sullivan stated that he agrees in terms of today's environment, but in 10-15 years when the Antelope Valley Park is built, it may be different. Todd stated that the other reason to reference the capitol is because of Lincoln High. Ripley stated that tying in lighting to the capitol would be good. Laging stated that this is one element of many. It is important to have some orchestration with all the elements.

Laging asked about the timeframe of the design. Sullivan stated that the bridge design is to be completed within a couple months, but construction is some years away and the design schedule might be re-examined.

Ripley stated that there may be an opportunity for a lighting district on J Street from 16<sup>th</sup> Street to Woods Park at 33<sup>rd</sup> Street.

Sullivan stated that they will come back to the Commission in the future for an update on the design critique.

#### **Misc.**

Shorney presented a flyer on the siting of the Liberty Bell at Antelope Park, which is the site of the Arbor Day celebration today.

#### **Staff report**

Zimmer stated that a possible agenda item at next month's meeting is the Hillhouse Auto Body Shop if the change of zone is approved by City Council.

There being no further business, the meeting was adjourned at 9:03 a.m.